

# Property Highlights

3323 John O'Groats Court | Billings, MT 59101

## home features

- Desirable Briarwood golf course location
- Multi-level floor plan with daylight walkout lower level
- Hardwood flooring in main living area
- Distinctive sunken living room
- Dedicated front office/den with pocket door and wall detail
- Gas fireplace in lower-level living area
- Multiple flex-use spaces
- Generous closet and storage space throughout
- Updated interior paint and trim
- Basement and stair carpet replaced approximately 2023

## kitchen

- Remodeled in winter 2018
- Concrete countertops
- Stainless steel appliances
- Induction range
- Newer refrigerator
- Pantry cabinetry and generous storage
- Under- and over-cabinet Philips Hue strip lighting
- Open connection to surrounding living and dining spaces

## garage

- Attached garage
- Insulated and sheetrocked
- Attic access
- Additional storage
- Gas located nearby should a future owner wish to explore adding heat

## utilities & systems

- Owned water softener
- Irrigreen smart sprinkler system
- Spectrum internet
- MDU gas service
- Yellowstone Valley Electric
- City water

## lower level

- Daylight walkout design
- Gas fireplace
- Additional family/recreation space
- Lower-level bedrooms and full bathrooms
- Bedroom with private en-suite bath, double closets and built-in shelving
- Dedicated workout/exercise room
- Lower-level laundry
- Under-stair play/flex space
- Additional storage

## outdoor living

- Golf course setting and views
- Large rear deck with direct access from primary suite
- Deck expanded to create one large outdoor living area
- Deck resurfaced in fall 2015
- Underground sprinklers
- Irrigreen smart sprinkler system replaced approximately 3 years ago, including pipes and heads
- Established lot with outdoor living positioned toward the golf course

## primary suite

- Spacious upper-level primary suite
- Private deck access
- Golf course views
- Two closets
- Private en-suite bathroom
- Double vanity
- Jacuzzi/soaking tub and separate shower
- Tile flooring

